

GREENVILLE CO. S. C.

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USL—FIRST MORTGAGE ON REAL ESTATE

ELIZABETH RIDDLE
-R.M.C.

MORTGAGE

State of South Carolina }

COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: We, Fred A. Wilbanks and Hazel F. Wilbanks

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

- - - - FIVE THOUSAND FIVE HUNDRED AND NO/100 - - - -
DOLLARS (\$ 5,500.00), with interest thereon from date at the rate of - -eight- - (8%)
per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina; County of Greenville, lying on the West side of the Gap Creek Road (now State Highway No. 101) and on the South side of a new road that leads therefrom to the Henry Barton place, located about seven miles North of the City of Gree, bounded on the North by the last mentioned road and lands of L. F. Few, on the East by the Gap Creek Road and St. Paul Church (negro) property, on the South by lands of Marvin Pearson, and on the West by C. M. Ponder Estate lands devised to Alvin and Roy Ponder, having the following courses and distances:

BEGINNING at an iron pin (old stone corner) on or near edge of road leading to Barton place, joint corner of Ponder lands, L. F. Few and lands reserved by Henry Gosnell, and runs thence along said road in an easterly direction 61 rods (1006.5 feet) to an iron pin at intersection of the two said roads, corner with the negro church property; thence with church line and Gap Creek Road in a southerly direction 12.5 rods (206.25 feet) to an iron pin, corner with Marvin Pearson; thence with Pearson's line in a westerly direction 61 rods (1006.5 feet) to an iron pin (old stone corner 3x); thence with the Ponder line in a northerly direction 12.5 rods (206.25 feet) to the beginning corner, containing 4.75 acres, more or less.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.